



## **Cluster 3 Community Reinvestment Report**

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Prepared by the  
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## ACKNOWLEDGMENTS

Special Contributions  
Participating Stakeholders  
Stakeholder Mailing List

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In 1994, Mayor Archer established the Detroit Land Use Task Force to propose a vision of land development and overall reinvestment opportunities that could be considered in Detroit's land use planning and development process and practices. In four months, the Task Force published a report titled, *"A Framework for Action: A Report for Community Discussion"*.

After obtaining feedback from the Detroit community through a series of forums in 1994 and 1995, the Task Force noted the need to continue the land use planning process, and in doing so, to recognize the importance of the following:

- involving both planning professionals and the local community leaders in translating the Land Use Task Force report's general guidelines into specific policies for land use in each community area;
- recognizing the value of preserving and building on Detroit's heritage by adopting a common sense approach to land use that balances historic, social, cultural, and economic values and considerations;
- insuring that existing residential, commercial, recreational, and institutional uses are reinforced through land use policies that protect and enhance viable existing uses and jobs wherever possible, and;
- balancing the need to protect public health and safety with the need to facilitate, on an economically realistic basis, the re-use of contaminated sites.

After receiving community input, and that of the City of Detroit Planning and Development Department, the Land Use Task Force recommended that a continued land use planning process be initiated through the City of Detroit Planning and Development Department; this has become the City of Detroit Community Reinvestment Strategy (CRS).

Based on the Land Use Task Force report, the City of Detroit Community Reinvestment Strategy was designed by an ad-hoc committee of twenty community leaders in the fall of 1996. The City of Detroit Community Reinvestment Strategy seeks to translate the general guidelines, goals, and objectives contained in the Land Use Task Force report into a more specific Community Reinvestment Strategy for each of the City's neighborhood planning areas, called Neighborhood

Clusters. This strategic planning framework was developed over an eleven month period based on the visions and experience of the local neighborhood and community leadership. The process identifies the assets, strengths, land use and other reinvestment opportunities for Detroit's ten Neighborhood Clusters, and recommends Cluster and City-wide reinvestment priorities for the next five to ten years.

The City of Detroit Community Reinvestment Strategy seeks to achieve the following:

- involve the local community leadership as an integral part of the process;
- incorporate (to the maximum extent possible) planning already undertaken by community organizations in certain areas of the City; and
- result in the designation of specific areas in each Neighborhood Cluster Planning Sector for residential rehabilitation, new residential, institutional, industrial, entertainment and open space uses as well as for community/retail service centers.

The objectives of the Community Reinvestment Strategy are to:

- identify and prioritize opportunities for reinvestment that offer the most potential for improving the neighborhood, community and City as a place to live and do business;
- identify existing barriers to reinvestment and to recommend the type of investment activity and location where it would be most effective to the community; and
- develop a common community planning database that can be used to attract investments, support project planning, and enhance community decision-making.

This Cluster Community Reinvestment Report is a summary of information collected from a variety of sources, including U.S. Census data, building condition surveys, focus groups, community visioning and goal setting, and reinvestment recommendation meetings within these planning topic areas:

- Neighborhood Commercial
- Housing
- Job Centers
- Transportation

- Environment
- Youth Development

To manage the task of collecting this information and democratically determining reinvestment recommendations and priorities, each Neighborhood Cluster has a Board of fourteen to twenty community-elected members chosen at a City-wide meeting in February 1997. Neighborhood Cluster Board members represent residents, property and business owners, neighborhood and community-based institutions, educational interests, and other community stakeholders. Each Neighborhood Cluster and its Board are supported by central core staff housed at the City of Detroit Planning and Development Department and Technical Assistance Teams.

The ultimate project responsibility rests with the City of Detroit Planning and Development Department, who will work with each Neighborhood Cluster to carry out the priorities and recommendations set forth in this report. A primary outcome of the City of Detroit Community Reinvestment Strategy is to determine the common, related land use and community economic development and policy issues that need to be addressed to strengthen the foundation of Detroit's revitalization. Those issues are outlined in a Citywide Community Reinvestment Report to be available in February 1998.